

7-ELEVEN

Lanham, MD | Washington, DC MSA

Representative Photo



CONTENTS

03	Transaction Summary
04	Tenant Summary
05	Area Map
06	Site Plan
07	3DAerials
09	Building Images
11	Market Overview
12	Regional Map

Philip DiGennaro

Managing Director
203 610 1541
Phil@stream-cp.com
Lic: RES804114

Connor Shell

Managing Director
407 913 9009
Connor@stream-cp.com
Lic: 01993313

Jordan Shtulman

Managing Principal
847 226 4133
Jordan@stream-cp.com
Lic: 475.152062

Scott Reid

ParaSell, Inc.
949 942 6578
Scott@parasellinc.com
MD Lic# 652906

Disclaimer

This Offering Memorandum (“Memorandum”) is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Property (“the Property”) at **NEC Ruby Lockhart and St Joseph Drive, Glenarden, MD**. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC (“SCP”) have been retained as the exclusive advisors for this investment opportunity. Any and all inquiries are to be directed to SCP.

By accepting this Memorandum, the recipient agrees that it will cause its directors, officers, employees and representatives to use the Memorandum and all of the information contained therein only to evaluate this specific investment opportunity and for no other purpose and shall return this Memorandum together with any copies to SCP upon request. This Memorandum contains confidential material which is non-public information. Receipt of this Memorandum constitutes your acknowledgment that you will maintain the information contained herein in strict confidence.

All information contained herein has been provided by the Organization, its affiliates or other sources that SCP deems reliable; however, SCP has not independently verified any of the information, including the financial estimates and projections and selected real estate information, contained herein. This Memorandum includes information about the Organization, including selected financial information, estimates and projections that reflect various assumptions concerning anticipated results, which may or may not prove to be correct and selected real estate information which may or may not prove to be correct. Such projections and estimates may or may not be indicative of future performance, which may be significantly more or less favorable than that as reflected herein.

In furnishing this Memorandum, none of the Organization, its affiliates or SCP undertakes any obligation to provide additional information or to correct or update any of the information set forth in the Memorandum. None of the Organization, its affiliates or SCP makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein in this Memorandum, or made available in connection with any further investigation of the Organization, and nothing contained herein is, or shall be relied upon as, a promise or representation, whether as to the past or the future. The recipient should rely solely on the representations and warranties made to it by the Organization or its affiliates in any executed definitive agreement. Under no circumstances should the Organization, its affiliates or any of their management, directors, shareholders, employees, customers or vendors be contacted directly.

TRANSACTION SUMMARY

Purchase Price:	\$7,058,824
Cap Rate:	4.25%
Annual Rent:	\$300,000



Lease Summary

Tenant:	7-Eleven (S&P: A)
Lease Type:	Absolute NNN Ground Lease
Landlord Responsibilities:	None
Lease Term:	15 Years
Rent Commencement:	February 11, 2023
Options to Renew:	5, 5-Year Options
Annual Increases	10% Every 5 Years

Property Specifications

Location:	NEC Ruby Lockhart and St Joseph Drive, Glenarden, MD
Building Size:	4,000 SF
Land Size:	1.86 Acres
Estimated Year Built:	2023



COMMITMENT: Brand new 15-year absolute NNN ground lease that will commence in approximately February 2023.



RENT GROWTH: The lease calls for 10% increases every 5- years, providing a hedge against inflation.



LOCATION: The property is approximately 2.5 miles from Fedex Field, home of the Washington Commanders, with 82,000 seats, the venue reigns as one of the NFL's largest stadiums.



HIGH TRAFFIC DESTINATION: The property is located immediately off I-495, averaging 230,000 vehicles per day. Additionally, traffic counts in excess of 73,000 at Landover and Ruby Lockhart intersection.



DEMOGRAPHICS: The property is located in highly affluent suburb of Washington DC | AHHI \$118,000



TRADE AREA: Located at the entrance to Woodmore Towne Centre, 245-acre mixed-use regional lifestyle development (Anchored by Wegman's and Costco)



7-Eleven, Inc. is the premier name and largest chain in the convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than **81,000 Stores Globally in 18 Countries & Regions**. In addition to 7-Eleven stores, 7-Eleven, Inc. operates and franchises Speedway®, Stripes®, Laredo Taco Company® and Raise the Roost® Chicken and Biscuits locations. Known for its iconic brands such as Slurpee®, Big Bite® and Big Gulp®, 7-Eleven has expanded into high-quality salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings, cheeseburgers and hot chicken sandwiches.

7-Eleven offers customers industry-leading private brand products under the 7-Select™ brand including healthy options, decadent treats and everyday favorites at an outstanding value. Customers can earn and redeem points on various items in stores nationwide through its **7Rewards® loyalty program with more than 50 million members**, place an order in the 7NOW® delivery app in over 2,000 cities, or rely on 7-Eleven for bill payment service, self-service lockers and other convenient services.



SITE PLAN



AERIAL



G. JAMES GHOLSON MIDDLE
949 STUDENTS

CORA L. RICE
ELEMENTARY SCHOOL
606 STUDENTS

SHOPPERS CVS pharmacy
POPEYES
SUBWAY

JOHN CARROLL
ELEMENTARY SCHOOL
686 STUDENTS

EXXON

FAIRMONT HEIGHTS
HIGH SCHOOL
751 STUDENTS

Auto Zone

Advance Auto Parts

FedExField

THOMAS G. PULLEN K-8 CREATIVE
AND PERFORMING ARTS SCHOOL
743 STUDENTS

WOODSPRING
SUITES
AN EXTENDED STAY HOTEL

WILLIAM PACA
ELEMENTARY SCHOOL
544 STUDENTS

planet fitness

Wendy's

KENMOOR
MIDDLE SCHOOL
962 STUDENTS

UNIVERSITY OF MARYLAND
GLOBAL CAMPUS

Party City
The UPS Store

BRIGHTSEAT RD

COURTYARD
Marriott

Residence Inn
Marriott

DOUBLETREE
BY HILTON

Hampton Inn

CAPITAL BELTWAY

COSTCO
WHOLESALE

MCCORMICK DR

Holiday Inn Express
& Suites

HOMESWOOD
SUITES
Hilton

Wegmans

CAVA

OUTBACK
STEAKHOUSE
Ruby
Tuesday

OLD NAVY
MATTRESS FIRM

at home

CHIPOTLE

STARBUCKS

PNC

NORDSTROM
1 RACK

SUBJECT
PROPERTY
7-ELEVEN

RUBY LOCKHART BLVD

LA FITNESS

BEST BUY

CAMPUS WAY N

AERIAL



SUBJECT PROPERTY

LARGO TOWN CENTER

IHOP RESTAURANT

COUNTRY INNS & SUITES

THE HOME DEPOT

CORA L. RICE ELEMENTARY SCHOOL
606 STUDENTS

G. JAMES GHOLSON MIDDLE
949 STUDENTS

LARGO TOWN CENTER SUBWAY STATION

LARGO TOWN CENTER SUBWAY STATION

Wendy's

McDonald's

LAQUINTA

6

LONGHORN RESTAURANT

CHUCK & CHEESE

Chick-fil'd

golden corral

FedExField

UNIVERSITY of MARYLAND CAPITAL REGION HEALTH

AMC THEATRES

UNIVERSITY OF MARYLAND GLOBAL CAMPUS

WELLS FARGO

Holiday Inn Express & Suites

HOMewood SUITES
Hilton

202

Walgreens

KAISER PERMANENTE LARGO MEDICAL CENTER

STAYBRIDGE SUITES

Ruby Tuesday

COURTYARD
Marriott

Residence Inn
Marriott

OUTBACK STEAKHOUSE

202 LANDOVER RD

DOUBLE TREE
BY HILTON

Wegmans
helping you make great meals easy

at home
The Home Decor Superstore

OLD NAVY

MATTRESS FIRM

CHIPOTLE

STARBUCKS

LA FITNESS

PNC

BEST BUY

LOTTSFORD RD

RUBY LOCK

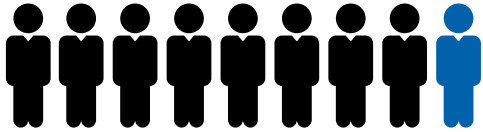
ST JOSEPHS DR

CAMPUS WAY N

BUILDING IMAGES



WASHINGTON DC MARKET SNAPSHOT



6.4 MILLION

Total residents in the Washington DC metropolitan area making it the sixth-largest metropolitan area in the nation.



Conveniently located within 750 miles of 56% of the U.S. population.



Washington DC is serviced by three airports with 74 nonstop international destinations and welcomed over **24.6 million visitors** in 2019, making the 10th year of record visits to the city and contributing **\$8.2 billion** to the economy.

Washington, DC is a world-class city that boasts tremendous assets and opportunities for companies looking to solve the world's challenges in innovative ways. It is the home to the U.S. government while being remarkably international with approximately 180 resident embassies and respected global economic and policy organizations. Five of the Fortune 500 companies call Washington DC home, representing a variety of industries from finance to technology to professional services.



DC is consistently ranked at the top of the country's healthiest and fittest cities. Washington, D.C. is a national center for patient care and medical research. There is currently a total of 16 medical centers and hospitals and about 6,151 professionally active physicians in Washington, D.C. Healthcare expenditures add up to \$6.2 billion, roughly 0.3 percent of the United States' total healthcare expenditures.

The DC's area universities are one of the most vital components of the District's economy.

The university system includes **11+ colleges & universities** serving as major employers & innovation centers, supporting 30,000+ jobs. The District boasts one of the **most educated populations in the country** with nearly 50% of its residents obtaining a bachelor's degree or higher.

REGIONAL MAP

3-MILE RADIUS DEMOGRAPHICS

98,250

Area Population

35,700

Total Households

\$118,800

Average Household Income

5-MILE RADIUS DEMOGRAPHICS

283,600

Area Population

99,700

Total Households

\$114,400

Average Household Income

Washington, DC

33 Minutes - 11 Miles

**SUBJECT
PROPERTY**





EXCLUSIVELY LISTED BY:

Philip DiGennaro
Managing Director
203 610 1541
Phil@stream-cp.com
Lic: RES804114

Connor Shell
Managing Director
407 913 9009
Connor@stream-cp.com
Lic: 01993313

Jordan Shtulman
Managing Principal
847 226 4133
Jordan@stream-cp.com
Lic: 475.152062

Scott Reid
ParaSell, Inc.
949 942 6578
Scott@parasellinc.com
MD Lic# 652906

4201 West Irving Park Road, Suite 200, Chicago IL
www.stream-cp.com

